

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for April 14, 2004 PLANNING COMMISSION MEETING

P.A.S.: Northbank Junction, Preliminary Plat #03004

PROPOSAL: To preliminary plat 391 residential lots, 11 commercial lots, and 8 outlots.

LOCATION: Generally located at N. 56th Street and Arbor Road.

WAIVER REQUEST:

Preliminary Plat Waivers:

Pedestrian easement in Blocks 14 and 20

Block length for Block 18

Sanitary sewer to flow opposite street grades as shown

LAND AREA: 214 acres, more or less.

CONCLUSION: With conditions this plat is in conformance with the Zoning Ordinance, Subdivision Ordinance and Comprehensive Plan.

<u>RECOMMENDATION:</u>	Recommend Conditional Approval
<u>Waivers</u>	
Pedestrian easement in Blocks 14 and 20	Recommend Approval
Block length for Block 18	Recommend Approval
Sanitary sewer to flow opposite street grades as shown	Recommend Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached legal descriptions.

EXISTING ZONING: AG, Agriculture.

EXISTING LAND USE: Undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Commercial, agriculture	AG, Agriculture, H-1, Highway Commercial
South:	Salt creek, undeveloped	P, Public
East:	Highway commercial	H-4
West:	Undeveloped	AG, Agriculture

ASSOCIATED APPLICATIONS: Northbank Junction, Annexation #03001, Change of Zone #3398, Special Permit #2004 Planned Service Commercial.

COMPREHENSIVE PLAN SPECIFICATIONS: The Comprehensive Plan identifies this area as urban residential, commercial and environmental resources. (F-23)

Environmental Resources: Land and water masses which are of particular importance for maintenance and preservation, such as saline wetlands, native prairie, and some floodway and riparian corridors. Such areas may be either publicly or privately owned. (F-22)

Saline Wetlands – This feature refers to those locations in the county where wetlands having a high salt content can be found. Saline wetlands have four distinguishing characteristics: a type of soil usually associated with damp or soggy areas; the presence of water during most of the year; a high occurrence of saline (otherwise known as salt); and plants that are adapted to wet, salty soils. Eastern Nebraska saline wetlands are rare, with perhaps 1,200 acres remaining in the county. They tend to be found along Little Salt Creek and Rock Creek to the north and northeast of Lincoln. They provide habitat to a number of threatened and endangered species of plants and animals – the Salt Creek Tiger Beetle and the Salt Wort in particular. (F-52-53)

Floodplains – This feature refers to land that is susceptible to flooding or that has flood prone soils. Floodplains provide multiple benefits to both the natural (flood storage, habitat, water quality) and built (recreation, public health and safety, economic) environments. (F-53)

Three “Core Resource Imperatives” were identified. These imperatives were selected as those that should receive the greatest consideration in the long range planning process. Their selection does not mean that the other features are unimportant, inconsequential, or expendable. (Saline and Freshwater Wetlands are one of the three core resource imperatives)

The “Core Resource Imperatives” uniquely contribute to the natural resource heritage of the region and whose safeguarding for future generations is indispensable. The other features remain important to the long term environmental and economic viability of the community and should not be inordinately discounted.

Saline and Freshwater Wetlands – Wetlands provide distinctive habitat opportunities for various plants and animals, as well as offering flood control and water filtration benefits. Lancaster County is home to about 1,200 acres of very rare Eastern Nebraska Saline Wetlands. These wetlands offer a specialized habitat to several threatened and endangered species, including the Saltwort and Salt Creek Tiger Beetle. Lancaster County is the only place in the world where the Tiger Beetle exists. Owing to a dwindling Beetle population and the growth of the city, the National Fish and Wildlife Service is considering placing the Beetle on the Federal Threatened and Endangered Species list.

The City and County are investigating ways to protect and preserve the unique habitat offered by the saline wetlands. This may include a blend of land uses stressing education, parks, floodplain, and low intensity development. (F-54-55)

A future trail is identified along the creek in the Trails and Bicycle Facilities Plan. (F-95).

This area is shown in the future service limit, in Tier 1, Priority A. (F-31)

Areas designated for near term development are generally contiguous to existing development and should be provided with basic infrastructure within 12 years of the adoption of the Plan. Some of the infrastructure required for development may already be in place. This area includes some land already annexed, but is still undeveloped and without significant infrastructure. Areas with this designation are the next priority for

infrastructure programming. Some infrastructure improvements may be done in the near term while others, such as road improvements that are generally more costly, may take longer to complete. (F-29)

HISTORY:

Date when preliminary plat was submitted:	February 24, 2003
The plat was rejected due to incomplete information for review:	March 17, 2003
Preliminary plat was submitted with complete information:	June 6, 2003
Date when Planning Director's letter was sent:	July 3, 2003
Date when revised preliminary plat was submitted:	December 15, 2003

Many developer negotiation meetings were held to discuss the annexation agreement.

TRAFFIC ANALYSIS: N. 56th Street and Arbor Road are classified as an Urban Principal Arterial.(F-103). Arbor Road connects to the west under Interstate-80 presently. Arbor Road is existing two lane rural asphalt and gravel. This area is subject to impact fees.

UTILITIES: Sanitary sewer is not available at this time. The developer is considering the following options: 1. Build the trunk sewer with their own money and request refund from the city at a later date, or 2. Construct a temporary sewer line that would be abandoned after the trunk sewer is constructed. The final location and size of the proposed trunk sewer is subject to Public Works Waste Water Department approval. This will need to be determined before the plat and annexation are voted upon by City Council.

Public Works and Utilities Department indicates the City of Lincoln CIP 2004-2009 for Public Works/Streets and Highways shows Funding Year Greatest Activity for Arbor Road paving from 40th to 56th in 2009.

The City of Lincoln CIP 2004-2009 for Waste Water shows Funding Year Greatest Activity for the Northeast Salt Creek Basin Trunk Sewer from N. 56th to North 70th north of Salt Creek in 2007-2008.

The City of Lincoln CIP 2003-2009 for Water Supply & Distribution shows Funding Year Greatest Activity for water mains in 56th from Fletcher Avenue to Arbor Road in 2005-2006.

The time frames stated represent the years in which the greatest activity is likely to take place based on funding projections. The time frames do not represent actual construction start dates or completion dates. Projected funding availability and timing will be subject to future rate increases.

PUBLIC SERVICE: The Fire Department indicated that this development stretches their ability to provide adequate service times. The closest fire station is located at 3640 Touzalin Avenue in Havelock approximately 8 minutes from this area.

The Parks and Recreation Department determined that they will collect impact fees from this development and acquire parkland in another location.

ENVIRONMENTAL CONCERNS: The Comprehensive Plan will need to be addressed with this plat as all of the property shown in the plat south of Alvo Road and a portion of the property north of Alvo Road is currently labeled Environmental Resources. The environmental resources in this area represent the saline wetland, the floodplain and the 500' buffer to the saline wetlands. Unfortunately, the developer previously obtained fill and grading permits to grade and fill the site. Natural resources in the area have been degraded such that restoration of the Category III saline wetlands is probably not possible. The western portion of this plat still encroaches into the 500' buffer, however, there are no subdivision ordinance regulations to prevent the plat from encroachment.

ANALYSIS:

1. This is a request to preliminary plat 391 residential lots, 11 commercial lots, and 8 outlots. The applicant requests waivers to pedestrian easement in Blocks 14 and 20, block length for Block 18, sanitary sewer to be allowed to run opposite street grades as shown.
2. The request to waive the pedestrian easements and block length are due to the existing Salt Creek drainage way, and the site detention and is acceptable to the Planning Department.
3. The Public Works and Utilities Department had several comments which are included in the report.
4. The Watershed Management Department had several comments which are included in the back of this report.
5. The Parks and Recreation Department requests a landscape plan for the traffic circles, and indicated a note must be added to the plan that the maintenance of the traffic circles will be the responsibility of the developer and/or owners association.
6. Emergency Communications indicated that Eldonna Drive is too similar to Eldon Drive and Eldora Lane and must be renamed. The applicant may contact the Planning Department for guidance.
7. The annexation agreement, associated with ANX 03001, will deal with the reimbursement of costs that are being advanced by the developer. The annexation agreement is tied to the proposed CIP and for this reason should be delayed until the CIP is heard at City Council.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 7 copies to the Planning Department office, the preliminary plat will be signed by the Chair of the Planning Commission certifying approval: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show:
 - 1.1.1 Revisions to the satisfaction of the Public Works and Utilities Department.
 - 1.1.2 Revisions to the satisfaction of the Public Works and Utilities Department Watershed Management Section.
 - 1.1.3 Revisions to the satisfaction of the Parks and Recreation Department.
 - 1.1.4 Rename Eldonna Drive.
 - 1.1.5 Revise the legal description to combine both the north and south half of the preliminary plat.
 - 1.1.6 Provide utility easements and revisions to the satisfaction of LES.
2. The Planning Commission approves associated request:
 - 2.1 An exception to the design standards to permit sanitary sewer to flow opposite street grades.
 - 2.2 A modification to the requirements of the land subdivision ordinance to eliminate the pedestrian easements in blocks longer than 1,000' and block lengths that exceed 1,320'.
3. The City Council approves associated request:
 - 3.1 Annexation #03001
 - 3.2 Change of Zone #3398

3.3 Special Permit #2004

General:

4. Final Plats will be approved by the Planning Director after:

4.1 The sidewalks, streets, drainage facilities, street lighting, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.

4.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

to complete the street paving of all streets shown on the final plat within two (2) years following the approval of the final plat.

to complete the installation of sidewalks along both sides of all streets within the plat and along N. 56th Street and the south side of Arbor Road as shown on the final plat within four (4) years following the approval of the final plat, except the sidewalks in the pedestrian way easements shall be constructed at the same time as the adjacent streets are paved.

to complete the installation of sidewalks in the pedestrian way easements shown on the final plat at the same time as N 50th Place is completed.

to complete the public water distribution system to serve this plat within two (2) years following the approval of the final plat.

to complete the public wastewater collection system to serve this plat within two (2) years following the approval of the final plat.

to complete the enclosed drainage facilities shown on the approved drainage study to serve this plat within two (2) years following the approval of the final plat.

to complete land preparation including storm water detention/retention facilities and open drainageway improvements to serve this plat prior to the installation of utilities and improvements but not more than two (2) years following the approval of the final plat

to complete the installation of public street lights within this plat within two (2) years following the approval of the final plat.

to complete the planting of the street trees within this plat within four (4) years following the approval of the final plat.

to complete the planting of the landscape screen within this plat within two (2) years following the approval of the final plat.

to complete the installation of the street name signs within two (2) years following the approval of the final plat.

to complete any other public or private improvement or facility required by Chapter 26.23 (Development Standards) of the Land Subdivision Ordinance in a timely manner which inadvertently may have been omitted from the above list of required improvements

To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.

To complete the private improvement shown on the preliminary plat and Special Permit.

To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

To continuously and regularly maintain the landscape screens.

To submit to the lot buyers and home builders a copy of the soil analysis.

To pay all improvement costs.

To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

to construct the sidewalk in the pedestrian way easement in Outlot C at the same time as N. 50th Place is paved and to agree that no building permit

shall be issued for construction on Lots 45-46, Block 18 until such time as the sidewalk in the pedestrian way easement is constructed.

to perpetually maintain the sidewalks in the pedestrian way easements on Outlot C at their own cost and expense.

To inform all purchasers and users that the land is located within the 100 year floodplain and that the grading of the lots and outlots shall be in conformance with the grading plan approved with the Northbank Junction Preliminary Plat #03004 or as amended by the Director of Planning. The volume of fill material brought into each lot and outlot from outside the floodplain shall not exceed that shown on the approved grading plan accompanying the preliminary plat.

To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.

To relinquish the right of direct vehicular access from Lots 1-16, Block 2, Lot 1, Block 1 to Arbor Road and from Lot 9, Block 18 to N. 56th Street.

Prepared by:

Becky Horner, 441-6373, rhorer@ci.lincoln.ne.us
Planner

DATE: April 1, 2004

APPLICANT:	Hartland Homes, Inc. PO Box 33787 Lincoln, NE 68542	Rodger and Eldonna Schwisow 1354 Pelican Bay Place Lincoln, NE 68528
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OWNER: Same

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
434-2424



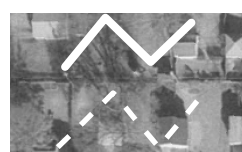
Preliminary Plat #03004 **N. 56th & Arbor Rd.** **Northbank Junction**

2002 aerial

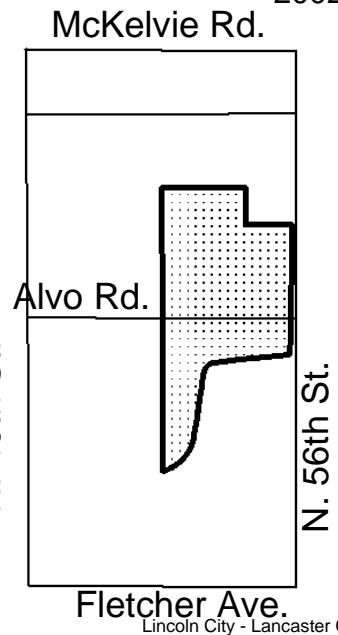
Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 32 T11N R7E



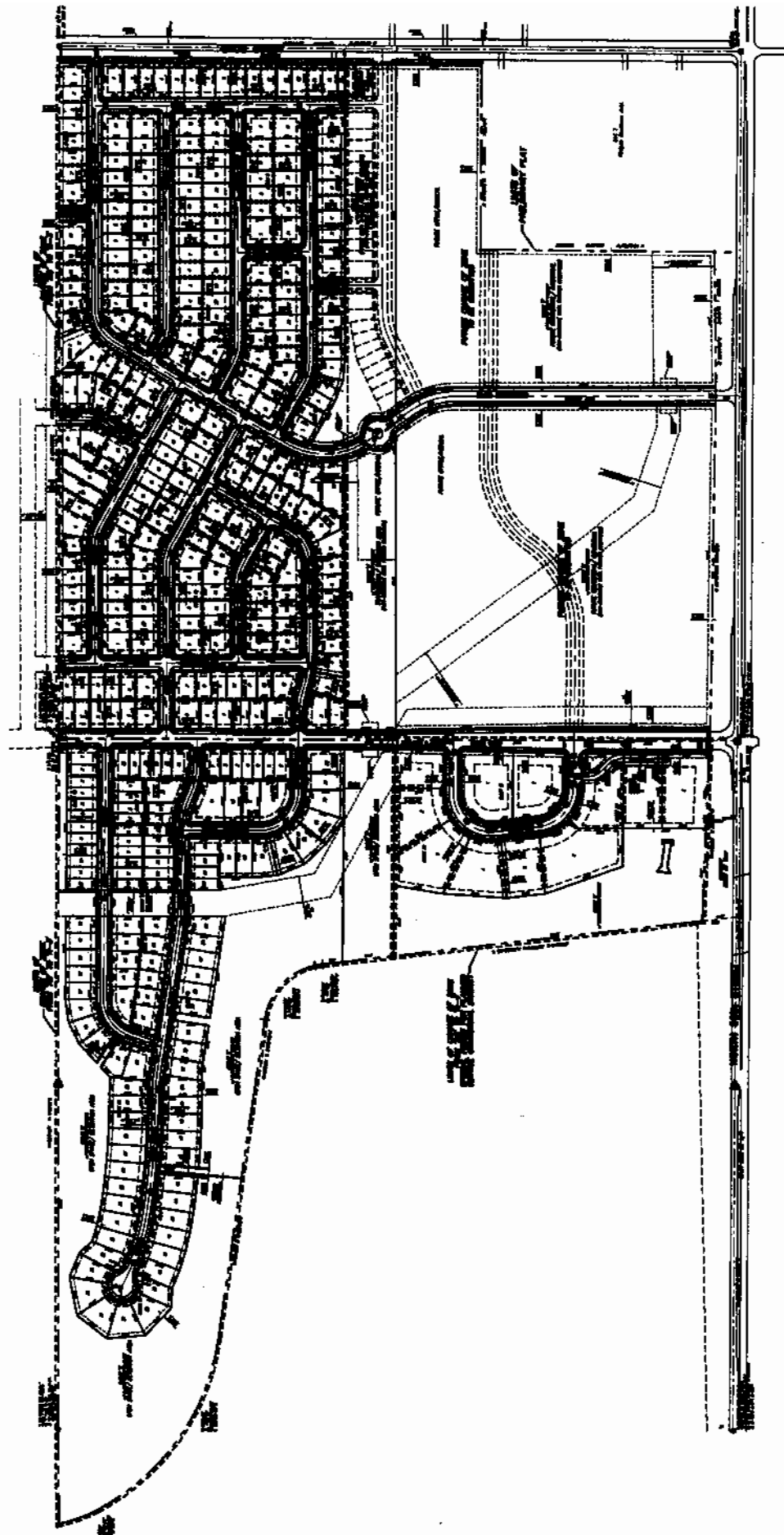
Zoning Jurisdiction Lines
 City Limit Jurisdiction





APR 2 2004

LANDSCAPE ARCHITECT
PLANNING DESIGN



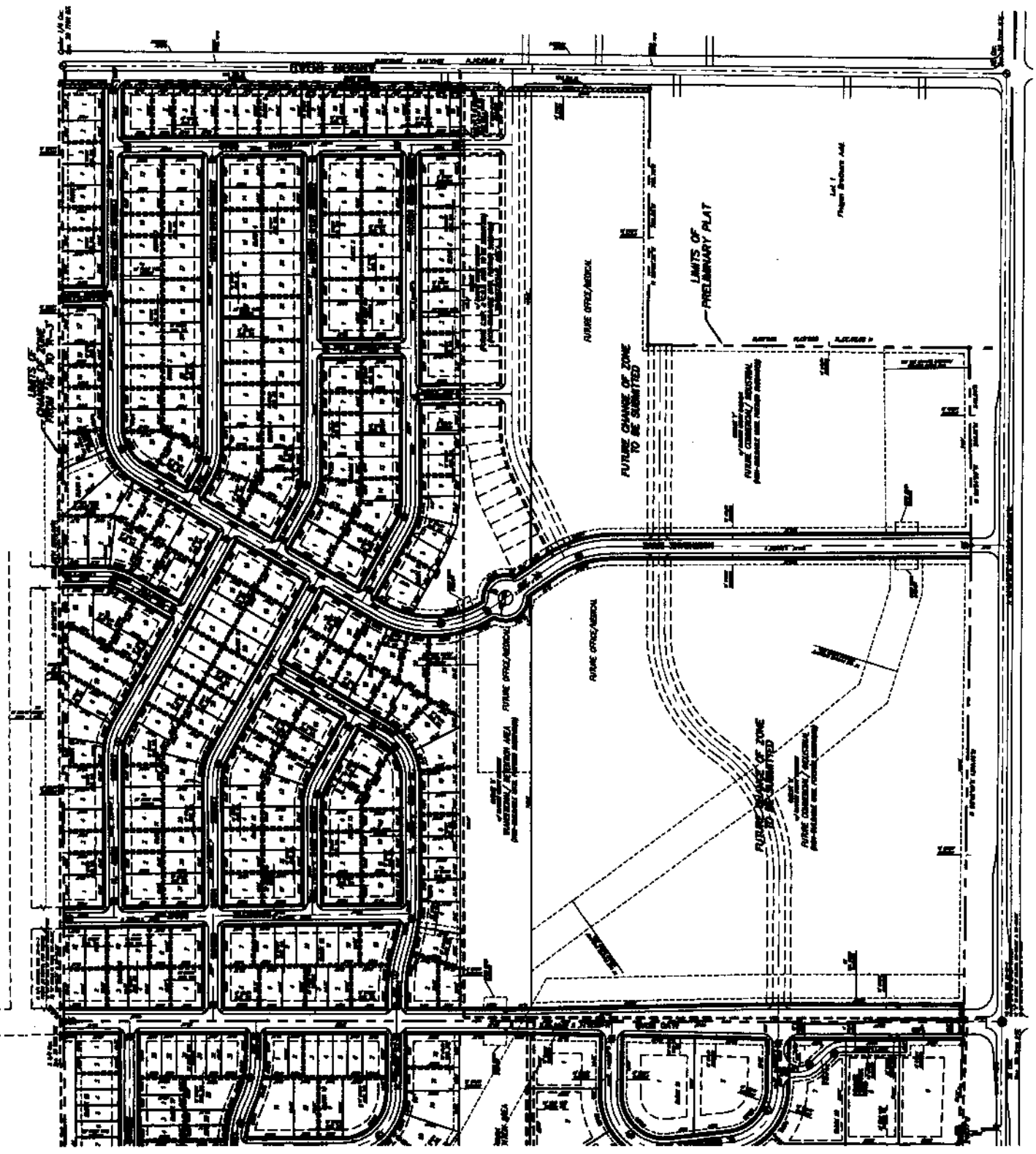
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APR 2 2004
CITY OF KANSAS CITY
PLANNING DEPARTMENT

North 1/2
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N





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

March 3, 2004

Mr. Marvin A. Krout
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: NORTHBANK JUNCTION- NORTH 56TH STREET AND ALVO ROAD
PRELIMINARY PLAT #03004, SPECIAL PERMIT#2004, CHANGE OF ZONE #3398

Dear Marvin,

On behalf of Hartland Homes, Inc. and Roger Schwisow, we are resubmitting the above mentioned application to be scheduled onto the Planning Commission Agenda. From the numerous meeting with the City Staff, the following revisions have been made to the plans last submitted in December, 2003.

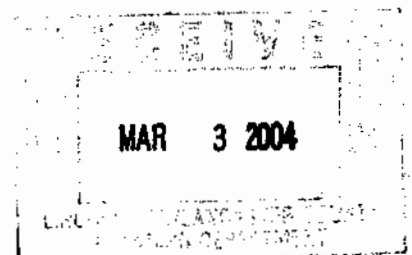
1. North 52nd Street north of Alvo Road has been extended directly south to align with North 52nd Street south of Alvo Road, as requested by the Planning Department and Public Works.

Do to the realignment, the waiver of block length for Block 14 has been removed from the waivers. A waiver is now requested for the pedestrian easement in Block 14 since it backs up to a drainage area.

2. North 49th Street south of Alvo Road has been extended farther south and then connects with North 50th Street. This revision allows the cul-de-sac length of North 50th Place to be 992.45 feet which is less than the 1,000 feet requirement. The waiver of the cul-de-sac length has been removed from the waivers.

Do to the realignment, North 49th Street has been added to the waiver of the sanitary sewer running opposite the street grades.

3. All the plans have been revised to reflect the above changes.



Page 2

With these comments and revisions, we respectfully request that this application be scheduled onto the Planning Commission Agenda. Please feel free to contact me if you have any further questions.

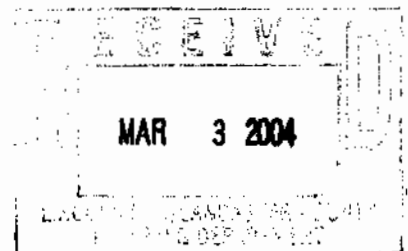
Sincerely,



Brian D. Carstens

CC: Duane Hartman- Hartland Homes, Inc.
Roger Schwisow
Peter Katt/ Star City Combine

ENCLOSURES: 12 Sets of Sheets 1 through 16
8-1/2" x 11" reductions/ exhibits
2 - Revised Drainage Study - South of Alvo Road
List of revised waivers



LEGAL DESCRIPTION (South Half):

Lots 10, 11, 20 and 21 Irregular Tracts, located in the East Half of Section 32, Township 11 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as follows:

Beginning at the North Quarter Corner of said Section 32;

Thence on the North Line of the Northeast Quarter of said Section 32, on an assigned bearing of S 89°36'40"E, a distance of 2532.14', to a point on the westerly right-of-way line of North 56th Street;

Thence on said westerly right-of-way line, S 2°09'17"W 695.35', to a point on the southerly line of said Lot 21;

Thence on said southerly line for the next four (4) courses, S 83°55'33"W 1480.84', to a point on a circular curve to the left, having a radius of 367.30' and a central angle of 4°32'00";

Thence on the chord of said curve, S 81°34'45"W 29.05', to a point of compound curvature with a circular curve to the left having a radius of 244.98' and a central angle of 70°50'00";

Thence on the chord of said curve, S 43°53'45"W 283.95', to a point of tangency. Thence on said tangent, S 8°28'45"W 250.70', to the easterly corner common to said Lots 10 and 21;

Thence on the easterly line of said Lot 10, for the next three (3) courses, S 8°28'45"W 984.60', to a point of curvature of a circular curve to the right, having a radius of 856.40' and a central angle of 55°14'00";

Thence on the chord of said curve, S 36°05'45"W 723.05', to a point of compound curvature with a circular curve to the right, having a radius of 638.30' and a central angle of 15°08'40";

Thence on the chord of said curve, S 71°17'05"W 168.23', to the southerly most corner of said Lot 10, said point being on the West line of the East Half of said Section 32;

Thence on said West line, N 0°01'01"E 2994.19', to the Point of Beginning, said tract containing an area of 78.41 acres, more or less.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

LEGAL DESCRIPTION (North Half):

A survey of Lot 2, Finigan Brothers Addition, Located in the Southeast Quarter of Section 29 Township 11 North Range 7 East of the Sixth Principal Meridian, Lancaster County, Nebraska. More particularly described by meters and bounds as follows.

Commencing at the South $\frac{1}{4}$ corner of Section 29 Township 11 North Range 7 East, and the POINT OF BEGINNING;

Thence South 89°36'40" East, (an assumed bearing) on the South line of the Southeast quarter a distance of 2532.14 feet, to a point on the West Right of Way of Highway 77, and 105.85 feet East of the Southeast Corner of Section 29;

Thence North 00°42'49" East on the West Right of Way of Highway 77, a distance of 1318.88 feet;

Thence North 00°54'00" West, on the West Right of Way of Highway 77, a distance of 549.81 feet to the Southeast corner of Lot 1, Finigan Brothers Addition;

Thence North 89°28'33" West on the South line of Lot 1, Finigan Brothers Addition, a distance of 898.57 feet;

Thence North 00°02'30" West, on the West line of said Lot 1, a distance of 709.85 feet to the Northwest corner of Lot 1, Finigan Brothers Addition;

Thence North 89°28'34" West, and parallel to the North line of the Southeast Quarter, on the South Right of Way of Arbor Road, a distance of 1850.39 feet;

Thence South 00°12'38" East, on the West line of the Southeast Quarter, a distance of 2585.82 feet to the POINT OF BEGINNING, and containing a calculated area of 5,936,617.40 Square feet or 136.288 acres more or less.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF NEBRASKA.

DATE

DEREK A. BEENBLOSSOM, L.S. #670

INTER-DEPARTMENT COMMUNICATION



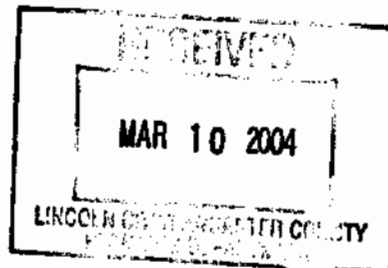
DATE: March 10, 2004
TO: Becky Horner, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN# 79N-52E

Attached is the Resubmitted Preliminary Plat for Northbank Junction.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map, along with blanket utility easements over the Outlots, as noted. Also, please include "utility easement" in the public assessment and sewer easements as identified.

Sharon Theobald



ST/ss
Attachment
c: Terry Wiebke
Easement File

Memorandum

To:	Becky Horner, Planning Department
From:	Dennis Bartels, Public Works and Utilities Chad Blahak, Public Works and Utilities
Subject:	Northbank Junction Preliminary Plat #03004
Date:	April 1, 2004
cc:	Randy Hoskins

Engineering Services has reviewed the re-submitted preliminary plat and special permit for Northbank Junction, located west of North 56th Street between Alvo Road and Arbor Road and has the following comments:

- The Comprehensive Plan amendment will need to be addressed with this plat as all of the property shown in the plat south of Alvo Road and a portion of the property north of Alvo Road is currently labeled Environmental Resources.

Note: The following comments are from Public Works report dated January 12, 2004 and were not addressed in the current submittal. These comments need to be addressed to the satisfaction of Public Works as a condition of approval.

- The final location and size of the proposed trunk sewer is subject to Public Works Wastewater Department approval. This will need to be determined before the plat and annexation are voted upon by City Council.
- All streets that terminate at property lines and are expected to continue in the future need to show the projected profile for 300' past the property lines as per subdivision standards. It needs to be shown that the grades will work with the possible future development.
- The profile for Janette Drive terminates with a tangent section at the low point of what appears to be a natural vertical curve. This is unacceptable as it will place excessive grading requirements on the property owner to the west. The profile and grading should be revised to show an acceptable future extension of the street. It also appears that Valentine Lane should be adjusted to more accurately match a possible future extension.
- The proposed profile for Alvo Road is shown to match at approximately existing grade at the west property line of the proposed plat. There is also a proposed drainage channel that runs along the west property line of the plat and crosses the future continuation of Alvo Road. A culvert will be required in the future and it needs to be shown that the future culvert crossing will not flood the proposed lots that abut the channel near the Alvo Road crossing. Adjustments may need to be made in to the Alvo Road profile and the site grading adjacent to the channel. Assumed culvert sizes, calculations, and grading assumptions will need to be submitted.
- Many vertical curves shown in the street profiles show K-values at or near 100. These values produce excessively flat curves and create low spots and standing water in the concrete. The vertical curves need to be revised to produce K-values at or near minimum values.



**PUBLIC WORKS AND
UTILITIES DEPARTMENT**

MEMORANDUM

Date: April 1, 2004

To: Becky Horner

From: Devin Biesecker

Subject: *Northbank Junction Preliminary Plat*

cc: *Ben Higgins, Chad Blahak, John Callen*

Below are Watershed Management's comments on the Northbank Junction preliminary plat. Comments are based on a sixteen-sheet plan set stamped March 3, 2004 by the Planning Department.

1. Must have all information on the plat as required in section 26.15.040 of the City of Lincoln Municipal Code. This would include the amount of fill that is being brought into the floodplain from outside locations. If fill is obtained within the floodplain, the location of the borrow area should be shown.
2. Flow direction arrows should be shown on lot lines as required in section 26.15.020 of the City of Lincoln Municipal Code. This includes all lots with a grade of less than 2%. It is recommended that flow direction arrows be shown on all lot lines on the preliminary plat. This will serve as an aid to builders and City staff to ensure proper lot drainage when construction begins.
3. A drainage easement must be acquired for the drainage way on the west side of the plat. Documentation showing the acquisition of this easement should be submitted with the plat.

Recommendations

1. Put a note on the plan stating that all lots in the FEMA mapped floodplain must have the lowest finished floor elevation 1 foot above the 100 year water surface elevation.
2. Recommend getting a LOMR-F for the areas in the floodplain for this plat. If a LOMR-F was completed, lots in the FEMA mapped floodplain could get a waiver for the federal flood insurance requirement or get reduced rates on flood insurance. However, each structure built in the floodplain would still be required to meet City of Lincoln floodplain standards by following the necessary process with the Building and Safety Dept. For further information contact John Callen, City of Lincoln, Building and Safety Department.
3. A large portion of this development is in the floodplain which serves as storage area for the floodwaters of Salt Creek. To reduce potential impacts to downstream landowners the concept of compensatory storage should be considered for this site.

4. The western portion of Northbank Junction North discharges stormwater into an area identified as having Category I Saline Wetlands. Water quality detention of stormwater runoff from this area should be considered to reduce the amount of pollutants to reach this environmentally sensitive area.
5. A majority of Northbank Junction South is in an area shown as Environmental Resources in the Lincoln/Lancaster County Comprehensive Plan. This area serves as a buffer between development and environmentally sensitive areas which include Saline Wetlands. This buffer should be maintained until it can be shown that a smaller buffer is sufficient for reducing impacts to these areas. Reclassification of saline wetlands in this area can not be done without approval from the Nebraska Game and Parks Commission.

Memo



To: Greg Czaplewski, Planning Department

From: Mark Canney, Parks & Recreation

Date: December 19, 2003; Reissued March 11, 2004

Re: Northbank Junction

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. A landscape plan for the traffic circles needs to be provided. Please note the maintenance of the traffic circles will be the responsibility of the developer and/or homeowners association.
2. Tree species need to be tolerant of alkaline soils; High salt content may limit the success of the species selected.
3. Street tree schedule doesn't include Valentine Lane. Ward Lane is not included on the Landscape Plan. Designated street tree for Valentine Lane should be Aristocrat Pear.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF03013**

Address

Job Description: SP2004 PP03004 CZ3398 ANNEX 030001

Location: NORTHBANK JUNCTION

Special Permit: Y 2004

Preliminary Plat: Y 03004

Use Permit:

CUP/PUD:

Requested By **BECKY HORNER**

RECEIVED

MAR 3 - 2003

**LINCOLN CITY/LANCASTER COUNTY
PLANNING DEPARTMENT**

Status of Review: Denied

02/26/2003 10:10:09 AM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: need utility plan for fire hydrant spacing review.

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000 International Building Code and Local Amendments
2000 International Residential Code and Local Amendments
1994 Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989 Fair Housing Act As Amended Effective March 12, 1989
1979 Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992 Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999 National Electrical Code and Local Amendments
1997 Uniform Mechanical Code and Local Amendments
1994 Lincoln Gas Code
1994 NFPA 101 Life Safety Code
2000 Uniform Fire Code and Local Amendments
Applicable NFPA National Fire Code Standards

Richard J Furasek
09/02/2003 04:24 PM

To: Rebecca D Homer/Notes@Notes
cc:
Subject: Northbank Junction Resubmittal

After reviewing the preliminary plat #03004, the changes requested from our perspective have been granted. The cul-de-sac has been changed to be allowed by design standards. My only concern is that we are stretching our fire protection response and need additional fire stations to give these citizens the same fire and rescue protection that we do our existing citizens.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292



MICHAEL WOOLMAN
<pd737@CJIS.CI.LINC
OLN.NE.US>

03/08/2004 08:02 AM

To: R Homer <RHomer@ci.linc.nh.us>
cc:
Subject: Northbank Resubmittal

Ms. Homer,

The Lincoln Police Department does not object to the Northbank Resubmittal PP # 03004.

Sergeant Michael Woolman
Lincoln Police Department



Dennis L Roth

12/16/2003 03:56 PM

To: Rebecca D Homer/Notes@Notes

cc:

Subject: re: Northbank Junction resubmittal

PROJ NAME: Northbank Junction, resubmittal
PROJ NMBR: PP #03004
PROJ DATE: 12/15/03, 08/18/03, 07/18/03, 06/06/03
PLANNER: Becky Homer

Finding ONE DUPLICATE/SIMILAR NAME in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

PROPOSED

Eldonna Dr

EXISTING

Eldon Dr and Eldora Ln

MOST STRONGLY RECOMMEND an ALTERNATE name be selected.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: N 49 ST, N 50 PL, N 50 ST, N 51 ST, N 52 ST, Alvo Rd, Arbor Rd, Donnette Dr,
Eldonna Dr, Janette Dr, N Mercantile Ave, Northbank Dr, Ranae Rd & Valentine Ln

PRIVATE: none

COMMENTS: Objection to Eldonna Dr



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